

126.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,148,400 / 1,148,400

1,148,400 / 1,148,400

1,148,400 / 1,148,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LOCKELAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PRENDERGAST DIANE	
Owner 2: WEISBERG SIRANOUSH FRANCES/TR	
Owner 3: SIRANOUSH FRANCES WEISBERG TR	

Street 1: 108 FARNHAM ST

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

## PREVIOUS OWNER

Owner 1: PRENDERGAST DIANE--ETAL -

Owner 2: WEISBERG FRANCES -

Street 1: 108 FARNHAM STREET

Twn/City: BELMONT

St/Prov: MA Cntry:

Postal: 02478

## NARRATIVE DESCRIPTION

This parcel contains 9,165 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2723 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9165		Sq. Ft.	Site		0	90.	0.76	10									625,459						625,500	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								80726
GIS Ref								
GIS Ref								
Insp Date								12/02/17



Patriot

Properties Inc.

## USER DEFINED

Prior Id # 1:	80726
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:09:18
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	517,600	5400	9,165.	625,500	1,148,500	1,148,500
2019	104	FV	398,900	5400	9,165.	660,200	1,064,500	1,064,500
2018	104	FV	398,900	4700	9,165.	486,500	890,100	890,100
2017	104	FV	374,700	4700	9,165.	465,600	845,000	845,000
2016	104	FV	374,700	4700	9,165.	430,900	810,300	810,300
2015	104	FV	328,300	4700	9,165.	361,400	694,400	694,400
2014	104	FV	328,300	4700	9,165.	353,000	686,000	686,000
2013	104	FV	341,600	4700	9,165.	336,400	682,700	682,700

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
PRENDERGAST DIA	1026-184		12/16/2015	Convenience		1	No	No			
	1026-184		2/1/1987		20,000	No	No	A			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2018	858	Heat App						HVAC in Attic for
8/28/2014	1064	Add Bath	15,000		8/28/2014			Add third floor ba
9/25/2002	796	Siding	28,000	C				VINYL SIDING
5/23/1997	274	Manual	5,700					REROOF

## ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
8/28/2014	Info Fm Prmt	PC	PHIL C
12/13/2008	Meas/Inspect	197	PATRIOT
2/6/2003	External Ins	PM	Peter M
12/6/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
8/4/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

